

WORK SESSION: A work session will be held at 6:00 p.m. in Conference Room #3, Second Floor, of the Farmington City Hall, 160 South Main Street. The work session will be to discuss future park impact fees and to answer any questions the City Council may have on agenda items. The public is welcome to attend.

FARMINGTON CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the City Council of **Farmington City** will hold a regular City Council meeting on **Tuesday, October 6, 2015, at 7:00 p.m.** The meeting will be held at the Farmington City Hall, 160 South Main Street, Farmington, Utah.

Meetings of the City Council of Farmington City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

The agenda for the meeting shall be as follows:

CALL TO ORDER:

7:00 Roll Call (Opening Comments/Invocation) Pledge of Allegiance

PRESENTATIONS:

7:05 Recognition of Shannon Harper for obtaining her CPFA and CPFIM Certifications

PUBLIC HEARINGS:

7:10 1525 West Street Vacation

7:20 Potential Budget Amendment for FY2015/16 regarding Justice Court

NEW BUSINESS:

7:25 Economic Development Planning

SUMMARY ACTION:

7:35 Minute Motion Approving Summary Action List

1. Ratification of Approval for the May Subdivision and the Farmington Creek Estates PUD Phase III Amended
2. Ratification of Approval of Storm Water Bond Long
3. Approval of Minutes from September 15, 2015
4. Permission to allow a Fence on City Easement

GOVERNING BODY REPORTS:

7:40 City Manager Report

1. Executive Summary for Planning Commission held on September 17, 2015
2. Fire Monthly Activity Report for August
3. Building Activity Report for August

7:45 Mayor Talbot & City Council Reports

ADJOURN

CLOSED SESSION

Minute motion adjourning to closed session, for litigation.

DATED this 1st day of October, 2015.

FARMINGTON CITY CORPORATION

By: 
Holly Gadd, City Recorder

***PLEASE NOTE:** Times listed for each agenda item are estimates only and should not be construed to be binding on the City Council.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.

CITY COUNCIL AGENDA

For Council Meeting
October 6, 2015

SUBJECT: Roll Call (Opening Comments/Invocation) Pledge of Allegiance

It is requested that Mayor Jim Talbot give the invocation to the meeting and it is requested that City Manager Dave Millheim lead the audience in the Pledge of Allegiance.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
October 6, 2015

SUBJECT: Recognition of Shannon Harper for obtaining her CPFA and CPFIM Certifications

ACTION TO BE CONSIDERED:

None

GENERAL INFORMATION:

Mayor Jim Talbot will be making this presentation

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting
October 6, 2015

PUBLIC HEARING: 1525 West Street Vacation

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. See staff report for recommendation.

GENERAL INFORMATION:

See attached staff report prepared by David Petersen.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: David E. Petersen, Community Development Director
Date: October 6, 2015
SUBJECT: 1525 West Street Vacation

ALTERNATIVE RECOMMENDATIONS

1. Hold a public hearing.
2. Move that the City Council approve the enclosed ordinance vacating a west portion of the 1525 West r.o.w. encompassed by the Meadow View Subdivision Phase 2 the entire length of the eastern boundary of said subdivision as it abuts this right-of-way.

Findings for Approval

1. 1525 West is identified as a local street on the City's Master Transportation Plan (MTP) and this action is consistent with that plan.
2. The developer will improve 1525 West Street as it abuts the subdivision.
3. This vacation fulfills a condition of final plat approval.

BACKGROUND

The City recently approved the Meadow View Phase II Subdivision subject to several conditions, including but not limited to a condition that the City vacate a west portion of the 1525 West r.o.w.

SUPPLEMENTARY INFORMATION

1. Vacation Ordinance.
2. Meadow View Subdivision Phase 2 Final Plat showing the area to be vacated.

Respectively Submitted

David Petersen
Community Development Director

Review and Concur

Dave Millheim
City Manager

FARMINGTON CITY, UTAH

ORDINANCE NO. 2015 -

AN ORDINANCE VACATING A CERTAIN PORTION OF THE WEST SIDE OF THE 1525 WEST STREET PUBLIC RIGHT OF WAY AS IT ABUTS THE MEADOW VIEW SUBDIVISION PHASE 2 AT APPROXIMATELY 475 NORTH WITHIN FARMINGTON CITY, STATE OF UTAH.

WHEREAS, the governing body of Farmington City approved a final plat for the Meadow View Phase 2 Subdivision on September 1, 2015, with a condition, among others, that a portion of the 1525 West Street right-of-way shall be vacated as it abuts said subdivision; and

WHEREAS, said request is for the vacation of a portion of the 1525 West Street public right-of-way approximately one-hundred thirty feet (130') in length by twenty feet (20') in width; and

WHEREAS, the governing body of Farmington City has determined that there is good cause for the requested vacation and it will not be detrimental to the general interest of the public to grant the same; and

WHEREAS, the Farmington City Council has caused all required public notices to be given, and has held all appropriate public hearings regarding such vacation; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:

Section 1. Street Vacation. The City Council of Farmington City hereby declares that a portion of the west side of the 1525 West Street right-of-way approximately one-hundred thirty feet (130') in length by twenty feet (20') in width as it abuts the Meadow View Phase 2 Subdivision as more particularly described in Exhibit "A," attached hereto and incorporated herein, is hereby vacated.

Section 2. Rights not Affected. The action of the City Council vacating a portion of the public right-of-way provided herein shall operate as a relinquishment of the City's fee therein, provided that nothing herein shall be construed to vacate, impair or otherwise affect any real property interest, easement, right-of-way, holding or franchise right therein of any public utility or other property owner, governmental or private.

Section 3. Recorded. A certified copy of this Ordinance shall be recorded in the office of the Davis County Recorder, State of Utah, and the necessary changes made on the official plats and records of the County to accomplish the purpose thereof.

Section 4. Effective Date. This ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 6th day of October, 2015.

ATTEST:

H. James Talbot, Mayor

Holly Gadd, City Recorder

EXHIBIT "A"

CITY COUNCIL AGENDA

For Council Meeting:
October 6, 2015

PUBLIC HEARING: Potential Budget Amendment for FY2015/16 regarding
Justice Court

ACTION TO BE CONSIDERED:

1. Hold the public hearing.
2. Table action pending final decision from the Administrative Office of the Courts.

GENERAL INFORMATION:

Hear verbal report from the City Manager.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
October 6, 2015

S U B J E C T: Economic Development Planning

ACTION TO BE CONSIDERED:

Discuss future economic development priorities.

GENERAL INFORMATION:

Hear a verbal report from Dave Millheim, City Manager.

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.

CITY COUNCIL AGENDA

For Council Meeting:
October 6, 2015

SUBJECT: Minute Motion Approving Summary Action List

1. Ratification of Approval for the May Subdivision and the Farmington Creek Estates PUD Phase III Amended
2. Ratification of Approval of Storm Water Bond Long
3. Approval of Minutes from September 15, 2015

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council

From: Eric Anderson, Associate City Planner

Date: September 22, 2015

SUBJECT: **ENABLING ORDINANCE FOR THE MAY PUD SUBDIVISION AND THE FARMINGTON CREEK ESTATES PUD SUBDIVISION PHASE III AMENDED**
Applicant: N/A

RECOMMENDATION

Approve the proposed enabling ordinances.

Findings for Approval:

1. The proposed subdivision would match the densities of the surrounding neighborhood.
2. The proposed Minor Plat submittal is consistent with all necessary requirements for a Minor Plat as found in Chapter 5 of the City's Subdivision Ordinance.

BACKGROUND

At the September 15, 2015 City Council, the May PUD Subdivision and Farmington Creek Estates Phase III were approved unanimously. However, because both of these items include PUD subdivisions, they are required to have an enabling ordinance attached to the approval. Staff neglected to include the enabling ordinances at the September 15th meeting, and are now rectifying this mistake. Please see the enclosed enabling ordinances for further clarification.

Supplemental Information

1. Enabling ordinance for the May PUD Subdivision
2. Enabling ordinance for the Farmington Creek Estates PUD Subdivision Phase III Amended

Applicable Ordinances

1. Title 11, Chapter 10 – Agriculture Zones
2. Title 11, Chapter 11 – Single Family Residential Zones
3. Title 11, Chapter 27 – Planned Unit Developments
4. Title 12, Chapter 7 – General Requirements for all Subdivisions

Respectfully Submitted



Eric Anderson
Associate City Planner

Concur



Dave Millheim
City Manager

FARMINGTON, UTAH

ORDINANCE NO. 2015 -

**AN ORDINANCE AMENDING THE FARMINGTON CREEK ESTATES
PHASE III PLANNED UNIT DEVELOPMENT**

WHEREAS, the Farmington City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed plat amendment pursuant to the Farmington City Zoning Ordinance and has found it to be consistent with the City's General Plan; and

WHEREAS, a public hearing before the City Council of Farmington City was held after being duly advertised as required by law; and

WHEREAS, the City Council of Farmington City finds that such plat amendment should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Farmington City, Utah:

Section 1. Plat Amendment. The property described in Application # S-31-15, filed with the City, located at approximately Glover Lane and Country Lane.

Section 2. Zoning Map Amendment. The Farmington City Zoning Map shall be amended to show the change.

Section 3. Effective Date. This ordinance shall take effect immediately.

DATED this 6th day of October, 2015.

FARMINGTON CITY

H. James Talbot
Mayor

ATTEST:

Holly Gadd
City Recorder

FARMINGTON, UTAH

ORDINANCE NO. 2015 -

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 984 NORTH COMPTON ROAD FROM LR-F TO LR-F (PUD)

WHEREAS, the Farmington City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to the Farmington City Zoning Ordinance and has found it to be consistent with the City's General Plan; and

WHEREAS, a public hearing before the City Council of Farmington City was held after being duly advertised as required by law; and

WHEREAS, the City Council of Farmington City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Farmington City, Utah:

Section 1. Zoning Change. The property described in Application # S-19-15, filed with the City, located at 984 North Compton Road, identified by parcel number: 080520247, and comprising .65 acres.

Section 2. Zoning Map Amendment. The Farmington City Zoning Map shall be amended to show the change.

Section 3. Effective Date. This ordinance shall take effect immediately.

DATED this 6th day of October, 2015.

FARMINGTON CITY

ATTEST:

H. James Talbot
Mayor

Holly Gadd
City Recorder

STORM WATER BOND LOG

DATE	NAME	PERMIT	STORM WATER BOND
8/17	DL Shippen Concrete	11926	\$1,000.00
8/17	Steve Bouck	11887	\$1,000.00
8/24	Pineview Builders	11959	\$1,000.00
9/2	Impressive Homes	11976	\$1,000.00
9/2	Daniel Pace	11845	\$1,000.00
9/8	Best Pools	11960	\$1,000.00

FARMINGTON CITY COUNCIL MEETING
September 15, 2015

WORK SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson, City Engineer Chad Boshell, Fire Chief Guido Smith, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

Minor Plat Approval for the May PUD Subdivision

Brigham Mellor said he had a discussion with Jared May regarding setbacks, and wondered if allowing the smaller setbacks would lead to similar requests from future developers. **Eric Anderson** said since it is a PUD, it will be a case by case consideration for future applications. **Dave Petersen** demonstrated the difference in the proposed setbacks (20' from the curb) from the current setbacks of neighboring homes (50-70'). The ordinance calls for 25' setbacks, so an additional 5 feet from the proposal. The Planning Commission did not see a reason to give them the extra 5 feet, but recommended a waiver from everything else. The applicant is also seeking a 5' waiver of the side setbacks on one lot.

Amended Budget for FY 2015/2016

Dave Millheim asked the Council to open the public hearing and to make a motion to continue the hearing until 2 weeks from tonight. This item deals with the City's assumption of the Justice Court. He said there is a meeting scheduled with the County for Monday afternoon, and the proposed budget numbers may change. Because there is a significant increase in the City's budget (both expenses and revenues), he did not want to approve the budget until everything has been finalized. He asked the Council to reserve judgment until the next meeting since things may change between now and then.

Approve Fire & Medical "Standby" Rate Increases for Contracted Events

Dave Millheim asked Guido to include some survey information with the staff report. The rates have not changed for 10 years. **Guido Smith** said because Farmington is the County seat, the City does have the responsibility to help with events the County hosts here. He said the proposed rates will put the City closer to market rates. He said these fees do not come out of their budget, but come from the fees they charge the County. **Dave Millheim** said if the Council approves the motion as it is written, it will be handled the same way as the Parks & Recreation fee increases. The increases will be put into the fee ordinance, and then it will come back before the Council for formal approval.

Summary Action

Dave Millheim said the big change to the Summary Action list is to repeal the free expression provisions of Title 7 in its entirety. He said the ordinance from the City's attorney is in the packet. He asked Mayor Talbot to note that the agenda has been amended when the

meeting begins, and asked whoever makes the motion to approve the Summary Action list to amend the motion to reflect the change.

Correction for the Minutes from 9-1-15:

Mayor Talbot said on Page 1, on the bottom line it should read “acting as the developer”, not playing the developer.

Plat Amendment for Farmington Creek Estates Phase III:

Dave Petersen said this item was emailed out, and passed out a hard copy of the staff report. The City originally obtained a 20 foot strip of land with the intention of providing a trail connection from 500 South to Glover’s Lane. The developer also set aside land for a small park. Neither the strip of land nor the park are needed anymore. It is proposed to deed the 20 foot strip of land to the adjacent property owners by way of boundary adjustments, and to do another boundary adjustment and create an additional lot instead of the previously proposed neighborhood park. **Dave Millheim** said there is support from the residents for this plat amendment. **Cory Ritz** suggested that maintenance needs to be done on the drainage easement because it is currently barely draining.

Elections:

Mayor Talbot said there has been a change regarding the placement of signs for the upcoming City Council election. He said the candidates who are running can put their signs up on Friday night instead of having to wait for Monday. **Dave Millheim** said he sent out an email to all the candidates.

City Manager Report

Dave Millheim said he wanted to cover the Paul Moore Foundation request. He said that the Planning Commission’s recording secretary, Lara Johnson, helped set up a 501 c (3) non-profit foundation to help Farmington residents, the Moore family. The husband/father Paul Moore is battling an aggressive form of cancer. The Paul Moore Foundation is headquartered in Farmington and will have its kickoff fundraising event at Forbush Park in October. Mayor Talbot received a letter requesting support from the City. **Dave Millheim** initially said that the City could not support it with tax dollars because it would not fall under the City’s mission critical services, and also because of the precedent it would set. He said there are foundations to support families in many other situations, but this foundation was set up specifically to help families whose primary breadwinner dies. He said this foundation will likely outlast its original purpose, and he can see the benefit this could provide to the community. He suggested that the Council pass a resolution of support as a community outreach, as well as put a notice in the newsletter. **John Bilton** expressed concern about endorsing it, saying he could foresee many such groups coming to the City for endorsement. He said there is a public perception that when the City endorses something, the City has audited or overseen it in some way, and when a less credible organization comes to the City for support, it could cause problems for the City. **Dave Millheim** said he wants 3 City Council members to agree on whether to support or say no to the foundation’s request. **Doug Anderson** said although the City is not in the endorsement business, he wants to take requests

on a case by case basis. He does not see a problem with what Dave proposed, and sees it as a good foundation with a great purpose. **Brigham Mellor** said he sees where John is coming from, but that he agrees with Doug. He sees the value of the City supporting a foundation that will directly benefit one of its residents, and sees additional value because it will go beyond the individual for whom it was created. **Dave Millheim** said John made a good point that when other foundations or organizations come asking for the City's support, he will have to be the one to make those future determinations. **Cory Ritz** said he agrees with both points, and said the City has passed resolutions in support of various causes on a case by case evaluation, and would support it. **Jim Young** said he agrees with John, and would like to know what other cities have done with these requests.

REGULAR SESSION

Present: Mayor Jim Talbot, Council Members Doug Anderson, John Bilton, Brigham Mellor, Cory Ritz and Jim Young, City Manager Dave Millheim, City Development Director David Petersen, Associate City Planner Eric Anderson, City Recorder Holly Gadd and Recording Secretary Melanie Monson.

CALL TO ORDER:

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by Councilmember **Cory Ritz** and the Pledge of Allegiance was led by **James Bluff** from Boy Scout troop 981.

Mayor Talbot informed the audience that the agenda has been amended. An item has been added to the Summary Action list (number 8).

PUBLIC HEARINGS:

Minor Plat Approval for the May PUD Subdivision

Dave Petersen said the proposed subdivision is located on the corner of Compton Road and 1000 North. The applicant is getting a portion of 1000 North vacated (about 6 feet) in order to match the right of way across the street. The Planning Commission agreed to waive the requirement for 10% open space. The Planning Commission did, however, have qualms about the proposed setbacks. The neighboring homes are set back between 50 and 70 feet, and so the Planning Commission recommended that the homes be required to follow the minimum requirement of a 25' setback. The required side setbacks of 10 and 12 feet are problematic for lot 3, and the applicant has proposed 5 and 7 feet.

Jared May, 984 Compton Road, Farmington, Utah. He said the setbacks are critical for the proposed homes. He said they have received support from their neighbors, with one exception. He said the neighbors see the value the high quality homes will bring to the neighborhood. He said people who have shown interest in the lots want to build ramblers, but they will need smaller setbacks in order to provide the footprint needed to build a decent sized

home. He said they have had a lot of interest in the lots/homes. He said homes on the other side of the street are 29-30 feet from the curb and gutter. **Brigham Mellor** asked about the setbacks on the east and west sides of lots 2 and 3. **Jared** said they are asking for 20 feet on the fronts, 5 and 7 feet on the sides, and 15 feet to the rear. He said their neighborhood is not conventional, and there are a number of homes that do not have conventional setbacks. **Brigham Mellor** asked if the standards are for conventional subdivisions or for PUDs. **Dave Petersen** said they are the standards for the LR zone. He said some PUD's do not deviate from the setback standards, but want open space or something else.

Mayor Jim Talbot opened the public hearing at 7:22 p.m.

Sarah Raynes, 278 West 900 North, Farmington Utah. She said they are very interested in building a rambler on lot 3, and she said they are looking at a plan that has 10 feet on each side. She said having 25 foot setbacks on the front makes it difficult to find an acceptable floorplan. She said as a potential buyer/builder, she approves the setbacks.

Curt Merrill, 988 North 200 West. He is a custom home builder, and is looking at building on lot 2. He has had a lot of feedback from the neighborhood wanting to build on those lots. He said they are in the business of building on the footprint of a given lot. He said the bigger the footprint, the more desirable it is for homebuyers. He said they want to build homes that are functional and have backyards, and also be able to move the houses where they want them to be within the lots.

Greg Patty, 262 West 1000 North. He wants to express his support, and say he does not have any problem with the proposed setbacks.

Mayor Jim Talbot closed the public hearing at 7:26 p.m.

John Bilton said he has been on the street and the property multiple times, and he is comfortable with allowing the requested flexibility and granting the requested waiver. He said there is a lot of variation in the setbacks in that neighborhood. He said he thinks this subdivision will enhance the neighborhood. He said it is primarily lot 3 that needs the variance in order to accommodate a home. **Jim Young** said it is wonderful hearing that young families want to buy and build homes in Farmington and thinks it will be beneficial to the community. **Cory Ritz** said in cases like this he does not think that the Council is establishing a precedent, because the Council is evaluating proposals on a case by case basis. He said given the challenges of developing this property, he does not want to put onerous restrictions on the property owner.

Motion:

John Bilton made a motion that the City Council approve the proposed Minor Plat for the May PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following condition: the applicant shall receive a waiver for

any applicable PUD requirements as found in Chapter 27 of the Zoning Ordinance, with the setbacks as follows: for lot 1- 5' and 7' setbacks on the sides, 20' on the front and 15' on the rear; for lot 2- 20' side corner setback, 20' front setback, 5' side setback and 5' rear setback; for lot 3- 5' and 7' side setbacks, 20' front setback and 15' on the rear.

Cory Ritz seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed subdivision would match the densities of the surrounding neighborhood.
2. The proposed Minor Plat submittal is consistent with all necessary requirements for a minor Plat as found in Chapter 5 of the City's Subdivision Ordinance.

Amend Budget for FY 2015/2016

Mayor Talbot said the City did not receive the finalized information needed for the discussion tonight. He said would open the public hearing and continue it until the next meeting. **Dave Millheim** said he would give his staff report at the next meeting.

Mayor Jim Talbot opened the public hearing at 7:34 p.m.

Motion:

Jim Young made a motion that the City Council continue the public hearing until the next City Council meeting.

John Bilton seconded the motion which was unanimously approved.

Plat Amendment for Farmington Creek Estates Phase III

Eric Anderson said this plat amendment deals with the Farmington Creek Estates subdivision along Country Lane and also the Denver-Rio Grande Trail to the east of it. He said the City is getting back a 20 foot strip of land. He said the other portion of this plat amendment is to subdivide the open space parcel into two lots, 310-A and 320.-A. Lot 310 already exists, but will be expanded, hence 310-A. Both lots are over .5 acres. He said there is a drainage easement and a gas line down the middle of the property. He said the trail connection will create a connection between the subdivision and the Denver Rio-Grande Trail. **Dave Petersen** said the plat amendment boundary adjustment will be just for those 2 lots. **Eric** said staff is recommending approval.

Bernie Jostan 803 Country Lane, Farmington, Utah. He said he supports the City's recommendation to turn the open space parcel into a lot. He said there was not enough interest in creating a park, which would have cost a significant amount of money in addition to maintenance costs. He said he supports the staff proposal.

Mayor Jim Talbot opened the public hearing at 7:41 p.m.

Deborah Wilcock, 726 South 650 West, Farmington, Utah. She said their property abuts the open space parcel on the other side of trail. She said they were guaranteed that the lot on the other side of the trail would be turned into a park and that they would keep the drainage under control. She said they have brought in a lot of dirt and have tried to keep the drainage under control on their side. She requested that whoever develops that lot be required to keep the drainage under control.

Mayor Jim Talbot closed the public hearing at 7:42 p.m.

Doug Anderson asked what the drainage would look like on that lot. **Eric Anderson** said there is a 10 foot drainage easement, and there is a creek/ditch there. **Cory Ritz** told Mrs. Wilcock that he addressed the drainage issue during with staff during the work session. **Mayor Talbot** asked Eric to take note of Mrs. Wilcock's comments and Cory Ritz's comments from the study session.

Motion:

Cory Ritz made a motion that the City Council approve the minor plat subdivision and amend the plat for the Farmington Creek Estates Phase III PUD by implementing a boundary adjustment and establishing an additional lot in place of the park property located at 769 South Country Lane (.73 acres), and approve boundary adjustments along the entire east boundary of the PUD thereby eliminating a 20' wide strip of property now owned by the City, subject to all applicable Farmington City codes, ordinances, and development standards and the attached memorandum of understanding between the property owners and Farmington City, and the following condition: the City shall retain a trail access easement and the applicant shall work with staff to determine the best location for this easement prior to recordation.

Doug Anderson seconded the motion which was unanimously approved.

Findings for Approval:

1. In May of this year, property owners within the PUD and Farmington City entered into a memorandum of understanding whereby the City agreed to deed a 20 foot strip of land to the owners, and the HOA agreed to deed a portion of the neighborhood park property to an adjacent owner and remaining portions of this parcel to the City for purposes of establishing a building lot.
2. Upon receiving a recommendation from the Planning Commission, the City Council approved amendments to the Zoning Ordinance on August 18, 2015 enabling the additional lot within the PUD, and approval of the boundary adjustments, while at the same time reducing the total amount of open space for the development.

3. The 20' wide strip of "trail" property is no longer needed, because the UTA established a trail next to the PUD which connects 500 South to Glover's Lane.
4. The 20' wide property as presently situated is difficult to maintain, but now each abutting property owner will be able to maintain their respective strip of additional land.
5. A pocket park is no longer needed on Country Lane due to the close proximity of the new Elementary School in the vicinity, the City's new 10 acre park next to the school, and the regional park north of the PUD.

NEW BUSINESS:

Approve Fire & Medical "Standby" Rate Increases for Contracted Events

Mayor Talbot said this would allow the part time fire department personnel to take extra shifts at market rate. **John Bilton** said the City should review these rates again in a year or two, to see if they need to be increased again to be in line with market rates.

Motion:

John Bilton made a motion that the City Council adjust contract rates for Fire & Medical Standby Services as outlined within the Staff Report—Effective October 1, 2015.

Brigham Mellor seconded the motion which was unanimously approved.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

1. Approval of Minutes from City Council held September 1, 2015
2. Resolution Amending Consolidated Fee Schedule relating to Parks and Recreation Activities and Rentals
3. Ratification of Approval of Station Park West Improvements Agreement
4. Design Burke Lane from the Red Barn Lane to 1525 West
5. Transportation Impact Fee Facilities Plan
6. Transportation Impact Fee Analysis
7. Lease with Zions for Purchase of Riding Mower
8. Repealing the Provisions of Title 7 Chapter 8 of the Municipal Code relating to Free Expression Activities in its Entirety

Motion:

Jim Young made a motion to approve the items on the Summary Action List 1-8, with the City Council minutes amended as discussed. **Doug Anderson** seconded the motion which was unanimously approved.

Roll Call Vote for item 8:

Jim Young: Aye

John Bilton: Aye
Cory Ritz: Aye
Brigham Mellor: Aye
Doug Anderson: Aye

GOVERNING BODY REPORTS:

City Manager – Dave Millheim

1. The Executive Summary for the Planning Commission meeting held on September 4, 2015
2. Police Monthly Activity Report for August
3. Paul Moore Foundation Discussion

Jim Young

He asked about baseball discussions and if the City has taken it over now. **Mayor Talbot** said it is the intent of the City to take over baseball. He said they had a positive discussion with the board of FABL, and invited members of that board to continue to be involved. **Dave Millheim** said FABL is disorganized right now, and he also thought it was a positive conversation. **Cory Ritz** said he has had follow up conversations with parents and coaches, who have all been positive about the changes being made. **Mayor Talbot** said Neil Miller has the charge to move forward.

Cory Ritz

He said there was a meeting with residents who live around 650 West and Glovers Lane, and they are requesting additional Police enforcement as people are leaving the dance studio and soccer fields. **Dave Millheim** inquired about the nature of enforcement the residents are asking for. **Cory Ritz** said they are asking for traffic control, to help with speeding, blocked driveways, etc. **Doug Anderson** said the two way stop at 650 West and Glovers Lane is an accident waiting to happen. **John Bilton** said the parking at the fields is inadequate, and people park on both sides of the street. **Dave Millheim** asked when the optimal time for enforcement would be. **Cory Ritz** said when the residents call the Police Department for enforcement, they are told it is shift change time. **Dave Millheim** said he will follow up on it.

Doug Anderson

He asked if we have an idea if the bond for the high school will pass. **Mayor Talbot** said the School District is having a bond meeting tonight as well, and are planning a good campaign. He said there will be additional communication from the City coming out regarding the bond.

Mayor Jim Talbot

Mayor Talbot reminded the Council that the League meetings start tomorrow, and asked the Council members to attend as many meetings as they can and encouraged them to sit by each other.

Council members **John Bilton** and **Brigham Mellor** did not have anything to report at this time.

ADJOURNMENT

Motion:

At 7:57 p.m., **Cory Ritz** made a motion to adjourn the meeting. **Brigham Mellor** seconded the motion which was unanimously approved.

Holly Gadd, City Recorder
Farmington City Corporation

CITY COUNCIL AGENDA

For Council Meeting:
October 6, 2015

SUBJECT: City Manager Report

1. Executive Summary for Planning Commission held on September 17, 2015
2. Fire Monthly Activity Report for August
3. Building Activity Report for August
4. Permission to allow a Fence on City Easement

NOTE: Appointments must be scheduled 14 days prior to Council Meetings; discussion items should be submitted 7 days prior to Council meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR
DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
JAMES YOUNG
CITY COUNCIL
DAVE MILLHEIM
CITY MANAGER

City Council Staff Report

To: Honorable Mayor and City Council
From: Eric Anderson, Associate City Planner
Date: September 22, 2015
SUBJECT: EXECUTIVE SUMMARY - PLANNING COMMISSION HELD SEPTEMBER 17, 2015

RECOMMENDATION

No action required.

BACKGROUND

The following is a summary of Planning Commission review and action on September 17, 2015 [note: five commissioners attended the meeting—Chair Rebecca Wayment, Brett Anderson, Dan Rogers, Brett Gallacher, and Alex Leeman; commissioners Heather Barnum and Kent Hinckley were excused.

- Item 3 Jeffrey Johnson (Public Hearing) – Applicant is requesting approval for a metes and bounds subdivision consisting of 2 lots on .76 acres located at 54 East 600 North in an OTR (Original Townsite Residential) zone. (S-33-15)

Voted to approve the metes and bounds subdivision as written in the staff report.

Vote: 5-0

- Item 4 Scott Harwood /The Haws Companies – Applicant is requesting preliminary plat approval for the Park Lane Commons Phase III Subdivision consisting of 3 lots on 9.77 acres located at approximately Market Street & Station Parkway in a GMU (General Mixed Use) zone. (S-16-15)

Voted to approve the preliminary plat as written in the staff report with amendments to conditions 5 and 6 as follows:

- 5) *The applicant shall provide a trail easement along those portions of his property that abut Shepard Creek, and install a trail, and/or enter into an extension agreement for the trail prior to final plat or recordation of the plat;*
6) *Along the west side of the property, the applicant shall provide a no-build easement to delineate the block face; and an easement shall be provided for public safety and*

pedestrian access, as well as maintenance vehicles, and a note shall be placed on the plat defining the no-build easement.

Vote: 5-0

- Item 5 Phil Holland/Wright Development – Applicant is requesting preliminary plat approval and final plat approval for the East Park Lane Subdivision consisting of 2 lots on 4 acres of property located at approximately 425 West and 700 North in an LS (Large Suburban) and A (Agriculture) zone. (S-24-15)

Voted to approve the preliminary and final plat as written in the staff report.

Vote: 5-0

- Item 6 Brad Knowlton/Ascent Construction (Public Hearing) – Applicant is requesting approval for a conditional use related to a new office building located at the northwest corner of Park Lane and Main in a BP (Business Park) zone. (C-9-15)

The commissioners reviewed the results from staff's discussions with the attorney and UDOT. Based on these discussions, the Planning Commission was comfortable with requiring a 10' buffer on the north side of the parking lot as is required by the ordinance.

Voted to approve the conditional use and defer approval of the site plan to staff as written in the staff report with an amendment to condition 3 which changed the setback on Park Lane from 30' to 13'.

Vote: 5-0

Respectfully Submitted



Eric Anderson
Associate Planner

Review & Concur



Dave Millheim
City Manager



Farmington City Fire Department

Monthly Activity Report

August 2015



Emergency Services

Fire / Rescue Related Calls: 35
All Fires, Rescues, Haz-Mat, Vehicle Accidents, CO Calls, False Alarms, Brush Fires, EMS Scene Support, etc...

Ambulance Related Calls: 89 / Transported 46 (51%)
Medicals, Traumatic Incidents, Transfers, CO Calls w/ Symptomatic Patients, Medical Alarms, etc...

Calls Missed / Unable to adequately staff: 4

Urgent EMS Related Response Times (AVG): 4.4 Minutes GOAL 4 minutes or less (+.4 min.)

Urgent Fire Related Response Times (AVG): 5.0 Minutes GOAL 4 minutes or less (+ 1.0min.)

PT Department Man-Hours (based on the following 24-day pay period / August 7th and August 21st)

Part-Time Shift Staffing:	1,394	Budgeted 1,344	Variance - 50
Part-Time Secretary:	88	Budgeted 80	Variance + 8
Part-Time Fire Marshal:	86	Budgeted 80	Variance +6
Full-Time Captains:	N/A	48/96 Hour Schedule	Variances / Overtime + 12
Full-Time Fire Chief:	N/A	Salary Exempt	
Training & Drills:	81		
Emergency Callbacks:	209	FIRE 104 Hrs. / EMS 105 Hrs.	(YTD) 1,560
Special Event Hours:	34.5	(YTD) 1,075	
Total PT Staffing Hours:	1,695.5	(YTD) 10,429.5	

Monthly Revenues & Grant Activity YTD

Ambulance (July):	Month	Calendar Year	FY 2015
Ambulance Services Billed:	\$58,337.59	\$332,249.75 YTD	\$582,872.06
Ambulance Billing Collected:	\$22,004.63	\$157,251.25 YTD	\$309,717.03
<i>Variances:</i>	<i>-\$36,332.96</i>	<i>-\$175,998.50 YTD</i>	<i>-\$273,155.03</i>
Collection Percentages:	62.3%	52.9%	46.9%

Grants / Assistance / Donations

Grants Applied For:

FEMA - AS/MCI Training \$2,000 \$10,720 YTD

Grants / Funds Received / Awarded:

None \$0 \$9,800 YTD

Scheduled Department Training (To Include Wednesday Evening Drills) & Man Hours

Drill # 1– Officers Monthly Meeting & Training: 15
Drill #2 – County Fair / Venue IC Training 36 Avg. Wednesday Night Drill Att.
Drill #3 – Fireground Equipment Training 21 FFD Personnel This Month: 10
Drill #4 – EMS – AED / Cardiac Monitor Training 18

UFRA ADO-Pumper Certification Training 28
LifeFlight Landing Zone & Hoist Training 32
Total Training / Actual Hours Attended: 150 927 YTD

Fire Prevention & Inspection Activities

Business / Construction Inspections: QTY
Fire Plan Reviews & Related:
Consultations & Construction Meetings:
Station Tours & Public Education Sessions: 74 YTD

Health, Wellness & Safety Activities

Reportable Injuries: 0 2 YTD
Physical Fitness / Gym Membership Participation % 100%
Chaplaincy Events: 2

FFD Committees & Other Internal Group Status

Process Improvement Program (PIP) Submittals: 1 3 YTD

Active FFD Committees: Emergency Medical Services (EMS), Apparatus & Equipment, Rescue/Heavy Rescue, Water, Rope & Related Equipment, Wildland Apparatus & Equipment, Health, Wellness & Safety, Charity / Fund Raiser, Fire Prevention & Pub-Ed, Haz-Mat, Building and Facilities.

Additional Narrative:

Emergent EMS response times averaged 4.4 minutes and Emergent FIRE response times averaged 5.0 minutes. Four calls resulted in “no-staffing” or “short-staffing” of apparatus (on-duty crew attending to other calls and/or part-time staffing not available due to availability). 51% of all Ambulance calls resulted in transporting patients to Hospitals (3 critical air lifted to trauma centers during separate automobile incidents). Collections of revenues continue with little predictability due to collection & mandated billing variables. Full-time personnel recalled on overtime to assist with special event staffing at the county fair as various part-time employees ended up being deployed with their respective full-time jobs. FFD was requested to assist with a FEMA deployment to Idaho; however, declined in an effort to maintain optimum coverage within the city – PRORITY #1.

The new ladder truck "Open House" was well received by various community members August 10th. Truck-71 officially went into service July 1st and provides primary fire response on the west side of Farmington. August also marked the beginning of a trial program designed to assist a local community member with disabilities perform limited duties in the workforce. The Fire Department is networking with Mr. Richard Heath from PARC – Disabilities Services to provide "Curtis" an opportunity to shred documents once a week in the office. This closely supervised program is currently volunteer and appears to be working well.



Training throughout the month focused on Leadership Development, Venue / Event Operations, Truck Operations, Landing Zone & Hoist Operations (LifeFlight) and Medical Cardiac Monitor Review.

Please feel free to contact myself at your convenience with questions, comments or concerns:

Cell (801) 643-4142 or email gsmith@farmington.utah.gov

Respectfully,
Guido Smith
Fire Chief

Proud Protectors of Your Life and Property – Since 1907



Farmington City Fire Department

Farmington, UT

This report was generated on 9/11/2015 11:15:22 AM



Incident Statistics

Start Date: 08/01/2015 | End Date: 08/31/2015

INCIDENT COUNT			
INCIDENT TYPE		# INCIDENTS	
EMS		89	
FIRE		35	
TOTAL		124	
TOTAL TRANSPORTS			
APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
A71	42	41	72
A711	1	1	3
A72	0	0	1
TOTAL	43	42	76
PRE-INCIDENT VALUE		LOSSES	
CO CHECKS			
736 - CO detector activation due to malfunction		2	
TOTAL		2	
MUTUAL AID			
Aid Type		Total	
Aid Given		3	
OVERLAPPING CALLS			
# OVERLAPPING		% OVERLAPPING	
33		26.61	
LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)			
Station	EMS	FIRE	
Station 71	0:06:28	0:08:04	
AVERAGE FOR ALL CALLS		0:06:43	
LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)			
Station	EMS	FIRE	
Station 71	0:01:25	0:01:51	
AVERAGE FOR ALL CALLS		0:01:29	
AGENCY	AVERAGE TIME ON SCENE (MM:SS)		
Farmington City Fire Department	21:59		

Only Reviewed Incidents included. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = # of PCR with disposition "Treated, Transported by EMS". # Patient Contacts = # of PCR contacted by apparatus.

Farmington City Fire Department

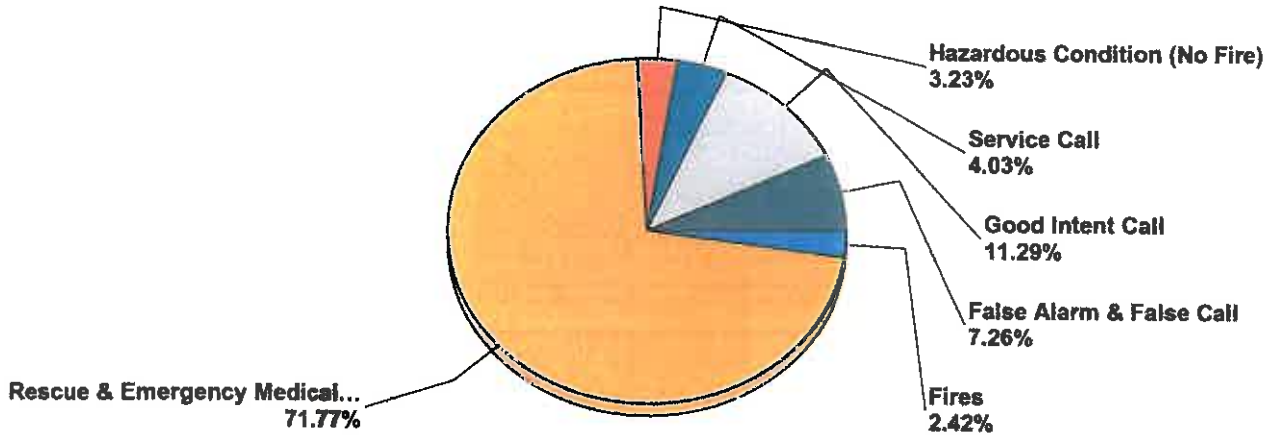
Farmington, UT

This report was generated on 9/11/2015 11:16:44 AM



Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 08/01/2015 | End Date: 08/31/2015



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	3	2.42%
Rescue & Emergency Medical Service	89	71.77%
Hazardous Condition (No Fire)	4	3.23%
Service Call	5	4.03%
Good Intent Call	14	11.29%
False Alarm & False Call	9	7.26%
TOTAL	124	100.00%

Only REVIEWED incidents included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type

INCIDENT TYPE	# INCIDENTS	% of TOTAL
1 - Chimney or flue fire, confined to chimney or flue	1	0.81%
200 - Mobile property (vehicle) fire, other	2	1.61%
300 - Rescue, EMS incident, other	1	0.81%
320 - Emergency medical service, other	8	6.45%
321 - EMS call, excluding vehicle accident with injury	56	45.16%
322 - Motor vehicle accident with injuries	17	13.71%
323 - Motor vehicle/pedestrian accident (MV Ped)	1	0.81%
352 - Extrication of victim(s) from vehicle	2	1.61%
353 - Removal of victim(s) from stalled elevator	1	0.81%
381 - Rescue or EMS standby	3	2.42%
410 - Combustible/flammable gas/liquid condition, other	1	0.81%
411 - Gasoline or other flammable liquid spill	1	0.81%
412 - Gas leak (natural gas or LPG)	1	0.81%
463 - Vehicle accident, general cleanup	1	0.81%
520 - Water problem, other	1	0.81%
551 - Assist police or other governmental agency	1	0.81%
554 - Assist invalid	3	2.42%
600 - Good intent call, other	3	2.42%
611 - Dispatched & cancelled en route	9	7.26%
651 - Smoke scare, odor of smoke	2	1.61%
700 - False alarm or false call, other	2	1.61%
731 - Sprinkler activation due to malfunction	1	0.81%
735 - Alarm system sounded due to malfunction	1	0.81%
736 - CO detector activation due to malfunction	2	1.61%
740 - Unintentional transmission of alarm, other	2	1.61%
745 - Alarm system activation, no fire - unintentional	1	0.81%
TOTAL INCIDENTS:	124	100.00%

Only REVIEWED incidents included. Summary results for a major incident type are not displayed if the count is zero.

Month of August 2015	BUILDING ACTIVITY REPORT - JULY 2015 THRU JUNE 2016				
RESIDENTIAL	PERMITS THIS MONTH	DWELLING UNITS THIS MONTH	VALUATION	PERMITS YEAR TO DATE	DWELLING UNITS YEAR TO DATE
NEW CONSTRUCTION *****					
SINGLE FAMILY	24	24	\$5,509,000.00	163	163
DUPLEX	0	0	\$0.00	0	0
MULTIPLE DWELLING	0	0	\$0.00	0	0
OTHER RESIDENTIAL	0	0	\$0.00	0	0
SUB-TOTAL	24	24	\$5,509,000.00	163	163
REMODELS / ALTERATION / ADDITIONS *****					
BASEMENT FINISH	2		\$33,000.00	38	
CARPORT/GARAGE	1		\$26,000.00	12	
ADDITIONS/REMODELS	1		\$23,000.00	36	
SWIMMING POOLS/SPAS	1		\$27,000.00	14	
OTHER	15		\$144,450.00	157	
SUB-TOTAL	20		\$253,450.00	257	
NON-RESIDENTIAL - NEW CONSTRUCTION *****					
COMMERCIAL	0		\$0.00	6	
PUBLIC/INSTITUTIONAL	0		\$0.00	4	
CHURCHES	0		\$0.00	0	
OTHERS	0		\$0.00	3	
SUB-TOTAL	0		\$0.00	13	
REMODELS / ALTERATIONS / ADDITIONS - NON-RESIDENTIAL *****					
COMMERCIAL/INDUSTRIAL	4		\$704,989.00	38	
OFFICE	2		\$136,120.00	7	
PUBLIC/INSTITUTIONAL	0		\$0.00	0	
CHURCHES	0		\$0.00	0	
OTHER (HOTEL POOL)	1		\$102,000.00	2	
SUB-TOTAL	7		\$943,109.00	47	
MISCELLANEOUS - NON-RESIDENTIAL *****					
SIGNS & ELECTRICAL METER	8		\$24,640.00	57	
SUB-TOTAL	8		\$24,640.00	57	
TOTALS	59	24	\$6,730,199.00	537	163

CITY COUNCIL AGENDA

For Council Meeting
October 6, 2015

SUBJECT: Mayor Talbot & City Council Reports

NOTE: Appointments must be scheduled 14 days prior to Council Meetings, discussion items should be submitted 7 days prior to Council meeting.